



COMMERCIAL PLAN CHECK LIST

Based on the 2013 California Building Codes
City of Hermosa Beach - Building Department
1315 Valley Drive
Hermosa Beach, CA 90254
(310) 318-0235

General

1. Wet seal and signature of California licensed engineer or architect including Calif. License #, & expiration date (where appropriate CBC 106.3.2).
2. Title block including owner information, APN, site address, designer information (CBC 106.3.3).
3. Scope of work indicated on plans (CBC 106.3.3).
4. Project information including (CBC 106.3.1):
 - a. Occupancy group
 - b. Description of use
 - c. Type of construction
 - d. Occupant load
 - e. Sprinklers: Yes/No
 - f. Number of Stories
 - g. Floor area
5. Specify the uses of all rooms or areas (CBC 106.3.1).
6. Note on the plans if any hazardous materials will be stored and/or used within the building. Provide Hazardous Materials Inventory List and MSDS sheets (CBC 106.3.1).
7. Special Inspection Program (CBC 106.3.5 & Chapter 17).

Site Plan

8. Site plan must include: North arrow, property lines, existing & proposed buildings, streets, easements, and scale of drawings (CBC 106.3.1).
9. Indicate existing buildings, existing to be demolished, new structures and future proposed buildings (CBC 106.3.1).
10. Clearly dimension building setbacks from property lines, street centerline, and distance from all adjacent buildings and structures on the site (CBC 106.3.1).
11. Indicate any side yards used for area increases (CBC 106.3.1).
12. Show location and dimension of projections including eaves, balconies, cornices, etc. extending beyond the exterior wall (CBC 106.3.1).
13. Show all proposed walls, retaining walls and fences with their heights and construction details (CBC 106.3.1).
14. Show all slopes and banks on the site plan (CBC 106.3.1).
15. Show parking lot layout including dimensions, required disabled access spaces, and path of travel to building (CBC 106.3.1).
16. Show any open space easements, restricted development areas or any flood plains (CBC 106.3.1).
17. Health stamp for restaurants (CBC 106.3.1).

Occupancy, Use, and Separation

18. Clearly identify occupancy separation walls, rating, and construction (302.4 see Table 3-B).
19. Openings in occupancy separation walls per CBC Section 302.3.
20. Structural members supporting horizontal elements shall be of the same fire resistive rating (CBC 302.2).
21. Check for occupancy specific requirements.
22. A occupancies – Section 303.
23. B occupancies – Section 304.
24. E occupancies – Section 305.
25. F occupancies – Section 306.

26. H occupancies – Section 307.
27. I occupancies – Section 308.
28. M occupancies – Section 309.
29. R occupancies – Section 310.
30. S occupancies – Section 311.
31. U occupancies – Section 312.

General Building Limitations, Exterior Wall & Opening Protection

32. Buildings adjoin or have access to a public way or yard on not less than one side (CBC 503.1)
33. The sum of openings in exterior walls required to be fire rated not to exceed 50% of the total area of the wall in each story (CBC 503.2.2).
34. Wall and opening protection due to distance to property lines (CBC Table 5-A 503.3).
35. Assumed property lines between buildings on the same property (CBC Table 5-A 503.3).
36. Projections beyond the exterior wall per CBC Section 705 and 503.2.1.
37. Allowable floor areas including mezzanines (CBC Section 504.).
38. Location and construction of Area separation walls (CBC 504.6.1).
39. Area separation walls shall extend horizontally to the outer edges of horizontal projecting elements (CBC 504.6.3).
40. Protection of openings in area separation walls (CBC 504.6.2).
41. Location and construction of parapets (CBC 504.6.4).
42. Note on plans “Penetrations of area separation walls shall be protected with through-penetration fire stops and membrane-penetration fire stops” (CBC 709.6.3).
43. Allowable Area Increases per section CBC 505.1-505.3 and Table 5-B. Allowable increase for fire sprinkler per CBC 505.3.
44. Maximum height and story increases per CBC Section 506 and Table 5-B.
45. Type of Construction per CBC Section 508.

Fire-Resistive Materials and Construction

46. Construction of fire-rated assemblies per CBC Table 7-A or gypsum manual.
47. Fire rated columns exposed to damage from vehicles or other means shall be protected (CBC 704.2.5).
48. Parapets on exterior walls per CBC Section 709.4.1.
49. Fire dampers in penetrations of rated floor/ceiling assemblies per CBC 710.2.
50. Rated shaft enclosures per CBC Section 711.
51. Openings into shaft enclosures protected by self-closing or automatic-closing fire assemblies per CBC Section 711.4.
52. Usable space under first story enclosed per CBC Section 712.
53. Doors and openings in fire-resistive construction per CBC Section 713.

Means of Egress

54. Means of Egress Sizing (various components) 1005.
55. Ramp requirements 1010.
56. Accessible Means of Egress Required 1007.1.
57. Exit signs readily visible from any direction and be located to clearly indicate the direction of egress. No point to sign shall exceed 100’ per CBC Section 1011.1
58. Exit signs have secondary source of power per CBC Section 1011.6.3
59. Emergency exit lighting per CBC Section 1006.3.
60. Revolving and sliding doors per CBC Section 1008.1.4,1 & 1008.1.4.3
61. Egress Sizing - Required Capacity based on Occupant Load 105.3.1 & 1005.3.2
62. Exit doors serving 50 or more swing in the direction of exit travel per CBC 1008.1.2
63. Landings provided at doors and ramps per CBC Section 1003.3.1.7.
64. Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort per CBC Section 1008.1.9

65. Groups A with Occupant Load > 300, B, F, M, & S, and all churches may use key-lock at main exit only with a sign "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." Per CBC Section 1008.1.9.3.
66. Special egress control devices per CBC Section 1008.1.9.1.
67. Elevators escalators and moving walks not part of means of egress 1003.7
68. Stairways shall be 44" wide (36" wide for 50 or less) per CBC Section 1003.3.3.2.
69. Rise between 4-7 inches, run 11 inches min. per CBC Section 1003.3.3.3.
70. Headroom at stairway shall be 6'-8" per CBC Section 1003.3.3.4.
71. Stairway landings at top, bottom, and for each 12 Ft. or rise per CBC Section 1003.3.3.5.
72. Stairways shall have handrails 34" & 38" above nosing of treads per CBC Section 1003.3.3.6.
73. Handrails shall extend 12 inches plus the length of the tread on the bottom and 12 inches at the top per Calif. CBC 1003.3.3.6.
74. Handrails shall return per CBC 1003.3.3.6.
75. Handgrip portion of handrails per CBC 1003.3.3.6.
76. Winding stairs, circular stairs, etc. per CBC Section 1003.3.3.8.
77. Stairways exiting to exterior of a building four or more stories shall have emergency entry for Fire Department access per CBC Section 1003.3.3.9.
78. Openings below and within 10 feet shall have ¾ hr. protection per CBC Section 1003.3.3.10.
79. Roof hatch for stairway with 4 or more floors per CBC Section 1003.3.3.11 & 1003.3.3.12.
80. Stairway enclosure per CBC Section 1005.3.3.
81. Ramps per CBC Section 1003.3.4.2,3,4.

Exit Access (access to exits within the building)

82. The required access to exits from any portion of a building shall be directly from the space under consideration to an exit or corridor. Exit access shall not be interrupted by any intervening room per CBC Section 1004.2.2.
83. A means of egress shall not pass through kitchens, storerooms, restrooms, etc. per CBC Section 1004.2.2.
84. First floor shall have not less than 1 exit. Basements and stories other than the first story shall have not less than 2 exits per CBC Section 1004.2.3.2.
85. Three access to exits shall be provided for 501-1,000 occupants & four access for over 1,000 per CBC Section 1004.2.3.4.
86. Separation of exits shall be not less than one half of the length of the maximum overall diagonal dimension of the area served per CBC Section 1004.2.4.
87. Travel distance shall not exceed 200 Ft. for non-sprinkled buildings per CBC Section 1004.2.5.2.1.
88. Travel distance shall not exceed 205 Ft. for buildings sprinkled throughout per CBC Section 1004.2.3.2.2.
89. Travel distance increase of 100 feet allowed for corridor per CBC Section 1004.2.5.2.3.
90. For travel distance of in atria, group E & H occupancies, and within malls per CBC Section 1004.2.5.2.
91. Where more than one exit is required there shall be no dead ends in hallways and corridors more than 20' per CBC Section 104.2.6.
92. Aisle seating per CBC Section 1004.3.2.

Hallways

93. Width shall be 44" and 36" for less than 50. Doors fully opened shall not reduce the required width by more than 7" and in any position more than ½. (CBC 1004.3.3.2).
94. Hallways per CBC Section 1004.3.

Corridors

95. Width shall be 44" and 36" for less than 50. Doors fully opened shall not reduce the required width by more than 7" and in any position more than ½. (CBC 1004.3.3.2).
96. Corridor construction [Fire rating] per CBC 1004.3.4.3.

97. Doors in rated corridors protected by tight fitting smoke and draft control assemblies having a fire protection rating of not less than 20 minutes. Doors self-closing or automatic-closing by actuation of a smoke detector per CBC Section 1004.3.4.3.2.1.
98. Windows in corridor walls protected by 45 minute glazing with max. area of 25% of common wall with any room (CBC 1004.3.4.3.2.2).
99. Other openings in rated corridors per CBC Section 1004.3.4.3.2.
100. Corridors not be interrupted by intervening rooms (1004.3.4.4).

The Exit

101. Exits not to be interrupted by intervening rooms per CBC Section 1005.2.3.
102. Doors that open directly to the exterior of a building not be located in areas where openings are not permitted due to location on property per CBC Section 1005.3.1.
103. Exterior exit doors shall lead directly to the exit discharge or the public way per CBC Section 1005.3.2.3.
104. Exit enclosures per CBC 1005.3.3.2.
105. Exit enclosures exit directly to exterior or to an exit passageway per CBC Section 1005.3.3.3.
106. Exit enclosures do not continue below grade without a barrier per CBC 1005.3.3.4.
107. Doors in an exit enclosure per CBC 1005.3.3.5.
108. No usable space under stairways or ramps in an exit enclosure (1005.3.3.6)
109. Width of exit passageway per CBC 1005.3.4.2.
110. Construction of exit passageways per CBC 1005.3.4.3.
111. Doors in exit passageways per CBC 1005.3.4.4.
112. Exit passageways not interrupted by intervening rooms (CBC 1005.3.4.5).
113. Dead ends not exceeding 20' (CBC 1005.3.4.6).
114. Horizontal exit per CBC 1005.3.5.1.
115. Construction of horizontal exit per CBC 1005.3.5.2.
116. Openings in a horizontal exit per CBC 1005.3.5.3.

The Exit Discharge

117. The exit discharge at grade & does not reenter a building per CBC Section 1006.2.1.
118. No enclosed usable space under exit stairways or ramps per CBC Section 1006.3.3.2 & 1006.3.4.2.

Means of Egress Based on Occupancy

119. A occupancies per CBC 1007.2.
120. Accessible means of egress required. (1007.1).
121. Note on plans "Assembly rooms shall have an occupant load sign posted" (CBC 1004.3).
122. E occupancies per CBC Table 1004.1.2.
123. H occupancies per CBC Table 1004.1.2.
124. I occupancies per CBC Table 1004.1.2.
125. R occupancies per CBC Table 1004.1.2.

Foundation (CBC Chapter 18)

126. Soil report provided (CBC 1803.1).
127. Foundation design in conformance with soils report recommendation (CBC 1801.2).
128. Show distance from foundation to edge of cuts and fills and slopes per CBC Section 1808
129. Show drainage away from building per CBC Section 1804.3.
130. Size of foundations for stud bearing walls per CBC Section 1807.1.6.1, Table 18071.6.2 and Section 1807.1.6.3, Table 1807.1.6.3(1) for masonry foundations.
131. Access to under floor areas min. 18" x 24" (CBC 1209.1).
132. Foundation sills and sleepers pressure treated (CBC 2304.11.2.4)
133. Ventilation for under floor 1/150 square feet per CBC Section 1203.3.1.
134. Plans show earth to wood separation (2304.11.2).

- 135. Foundation on or adjacent to slopes (1808.7 & 1808A.7). Stepped footings (1809.3 & 1809A.3)
- 136. Anchor bolts and hold downs shown on plans (2308.3.3).
- 137. Footing reinforcement - per CBC Section 1807.1.6.2 & Table
- 138. Foundation walls per CBC Section 1807.1.6.1.
- 139. Foundation wall design (CBC 1808).
- 140. Sills to be anchored min 4' spacing (CBC 2308.3.3).

Wood Framing

- 141. Engineering required for non-conventional construction per CBC Section [A]107.1 and 2308.1.1.
- 142. Nailing/fastening schedule attached – Table 2304.9.1.
- 143. Girders in masonry ½ ” air space per CBC Section 2304.11.2.5.
- 144. Braced walls at each end and every 25' per CBC Section 2308.3 and 2308.9.3.
- 145. Stud size, height and spacing per CBC Section 2308.9.2 and Table 2308.9.1.
- 146. Studs supporting two floors and a roof/ceiling must be 3x4 or 2x6 at 16” o.c. per CBC Table 2308.9.1.
- 147. Post to beam and post to footing connections detailed (CBC Section 2304 .9.7).
- 148. Shear transfer details (CBC 2308.9.3).
- 149. Shear wall schedule (CBC 2304.9.1).
- 150. Maximum diaphragm dimension ratio per CBC Section 2306.2
- 151. Truss calculations (CBC Section 2303.4).
- 152. Roof and floor framing plan – framing sections provided (CBC [A]107.1).
- 153. Foundation cripple walls less than 14” shall be solid blocked or sheathed per CBC Section 2308.9.4.
- 154. Rafter ties shall be 4' o.c. per CBC Section 2308.10.4.1.
- 155. Purlins per CBC Section 2308.10.5.
- 156. Clearance ½ ” between top plate and chord of trusses.
- 157. Fire blocking per CBC 718.2.
- 158. Draft stopping per CBC 718.3.
- 159. Roof pitch less than 3 in 12 design ridge as beam per CBC Section UBC 2308.10.
- 160. Ridge, hip, and valley full size of cut rafters per CBC Section 2308.10.
- 161. Specify plywood grade and span rating (CBC Table 2304.6.1, 2304.7(1), 2304.7(2), 2304.7(3), 2304.7(4) and 2304.7(5)).

Exterior Wall Coverings (CBC Chapter 14)

- 162. Veneers per CBC 1405.
- 163. Weather resistive barriers per CBC 1405.2.

Roofing and Roof Structures (CBC Chapter 15)

- 164. Classification of roof in accordance with CBC Table 1505.1, 1507.2.7(1) and 1507.2.7(2).
- 165. Type of roofing system per CBC Section 1501.1.
- 166. Attic access per CBC Section 1209.2.
- 167. Draft stops per CBC Section 718.3.
- 168. Openings in attic per CBC Section 1203.2.1.
- 169. Minimum roof slope be ¼ inch per foot (CBC 1507.10.1).
- 170. Roof drains and overflows per CBC Section [P]1503.4, [P]1503.4.1, 1503.4.2 and 1503.4.3.
- 171. Skylights per CBC Section 2405.

Masonry (CBC Chapter 21)

- 172. Show construction details of all masonry walls (CBC 2101.1).
- 173. Floor and roof anchorage per CBC Section 2304.4.

Glass and Glazing (CBC Chapter 24)

- 174. Glazing shall be firmly supported on all four edges per CBC Section 2403.2.

175. Hazardous locations shall have safety glazing per CBC Section 2406.4.

Elevators (CBC Chapter 30)

- 176. Elevators enclosure per CBC Section 3002.
- 177. Elevator lobbies per CBC Section 713.14.1.
- 178. Openings in shaft walls per CBC Section 713.7.
- 179. Number of cars per enclosure per CBC Section 3002.2.
- 180. Smoke detection and recall per CBC Section 3007.2.
- 181. Accessibility shall be per CBC Section 1007.4.
- 182. Hoistway venting per CBC Section 3004.

Miscellaneous

- 183. Atriums per CBC Section 404.
- 184. Special provisions for group B office buildings and group R-1 occupancies per CBC Section 401.
- 185. Covered mall buildings per CBC Section 402.
- 186. Stages and platforms per CBC Section 410.
- 187. Motion picture projection rooms per CBC Section 409.
- 188. Amusement buildings per CBC Section 411.
- 189. Pedestrian walkways per CBC Section 3104.
- 190. Guardrails required; unenclosed floor and roof openings, open and glazed sides of stairways, aisles, landings and ramps, balconies or porches above 30" per CBC Section 1013.
- 191. Guardrails height and maximum spacing per CBC Section 1013.3 and 1013.4.
- 192. Restroom floors must be seamless 5" up side walls.
- 193. Suspended ceilings per CBC Section 808.1.1.1.
- 194. Parking garages per CBC Section 406.
- 195. Male and female restrooms per CBC Section [P] 2902.1.1.
- 196. Water closets shall be low flush per Cal. CPC.
- 197. One drinking fountain per floor for A occupancies per Section [P] 2902.5.
- 198. Details for handicap restrooms per CBC Chapter 11B, *DIVISION 6*.
- 199. Location, size, number, and path of the travel for handicap parking spaces per CBC Section *11B-208.3.1*, Table 11B-208.2 and FIGURE 11A-2A, 11A-2B and 11A-2C.
- 200. Detail handicap features as appropriate per CBC.
- 201. Documentation for Title 24 energy efficiency standards.